

FLATHEAD COUNTY LONG RANGE PLANNING TASK FORCE

MEETING MINUTES (unapproved) THURSDAY, April 12th, 2007

Call to Order

- Meeting called to order at 4:08 p.m.

Roll Call

Members Present

Diana Blend
Kerry Finley
Jed Fisher
Gary Hall
Jeff Harris
Dennis Hester
Bob Horne
Guy Foy (for Charlie)
Pam Kennedy
Jane Leivo
Chuck Roady
Velvet Phillips-Sullivan
Karen Reeves
Marcia Sheffels
Myrt Webb

Members Absent

Turner Askew
Jennifer Gerber
Don Hines
Tom Jentz
Charlie Johnson
Mike Meehan
Jim Patrick
Mike Pence
Joe Russell
Bill Shaw
Richard Surynt

Others

Chuck Sieler
Adrienne Maxwell

Agenda Approval

- Pam Kennedy made a motion to approve the agenda, Velvet Phillips-Sullivan seconded, all were in favor.

Feb Minutes Approval

- Pam made a motion to approve the agenda, Marsha seconded, all were in favor.
- It was noted that we need to update the list of names for each task force. Chairs should submit updated lists to Cara (cara.cameron@plumcreek.com)

Old Business

Land Use Committee – Myrt Webb

- The committee is meeting every two weeks. Currently doing data collection: traffic, trash, electrical hookups, septic density, constrained map (areas where you can't develop)

Transportation Committee –

- No update
- Guy Foy agreed to chair

Affordable Housing Committee – Diana Blend

- The committee defined homeowner types for county residents:

1) *Off the Gridders*

e.g. shacks, mobile homes (recluse profile)

2) *Heritage Landowners (Farmers) (live/work)*

Modest farm houses, modular/mobile homes

3) *Privacy Seekers (Nature/recreation – quality of life)*

Modulars, mobile homes, tract home, custom home

4) *Hobby Farmers (live/work)*

(same as 3)

5) *Commercial/Industrial (live/work)*

Warehouse lots, mobile homes, modest homes, modular home

Average household income in Flathead County = \$39,000

- The committee also brainstormed on ideas (tools):
 - *Zoning and subdivision regulations that would allow cluster development that would accommodate the desires of privacy seekers.*
 - *Less restrictive regulations and building codes*
 - *Ability to lease land state or private owner leases to others for them to put their mobile home.*
 - *Non-profit or county buys land now for future development.*
 - *Deferred impact fees*
 - *Tax credits or housing easements*
 - *Matching funds through a grant that would provide for affordable housing*
 - *Change public perception – get them on board with affordable housing*
 - *Mandatory/voluntary inclusionary zoning*
 - *Mixed use zoning*
 - *Multi-family*
 - *Cooperative communities (e.g. shared recreational, agricultural, equine etc., areas)*
 - *Higher density via mobile home or cluster*
 - *Eliminate covenants*
 - *Deed restriction (cap value)*
 - *Employer contributions*

DISCUSSION:

- Karen Reeves – isn't affordable housing something that is more realistic in the cities rather than outside (in the county)?
- Pam – agrees that we have to look at the cities: Need to look at ways that our local governments can work together. Should be a holistic approach.
- Diana – it is intended that the committee will look at cities as well, this particular exercise was just specific to the county.

- Pam described Housing Affordability Ladder (HAL) – a group of people from a broad spectrum of areas in the valley that meet regularly about affordable housing. Pam expects that HAL would be an advisory board that brings ideas to the task force.
- Bob Horne advised that there has been much discussion – but no action on the affordable housing issue.
- Diana encouraged folks to participate in the upcoming Montana State Affordable Housing Conference in Missoula on May 17th and 18th (http://www.montana.edu/wheeler/spring_07_info.htm).

Other updates

Pam advised the group of the upcoming Water Quality Forum – Friday the 20th of April from 8:00 a.m. – 4:30p.m. at the Outlaw Inn.

Several presenters talking about water quality in the Flathead Valley, topics include:

- preservation
- impacts of growth
- water tables

Pam updated the group on the Transition Modeling program by William Bridges (part of Flathead on the Move)

- Examines where people are at in the change process
- Understanding where people are within that framework is helpful in working people through changes within a community.
- 100 people have been trained in transition modeling in the valley. Hope is to train more people with the goal of improving how people interact with each other
- Next training is Wednesday April 18th email ncooney@montanasky.us if interested.

Diana advised that tomorrow there is a session on Water Drainage issues (primarily for industry) from 9:00 – 12:00 at the Hampton Inn – call Flathead Building Association for registration.

New Business

Gateway/Highway Corridor Standards

Discussion:

- Jeff Harris – Need to develop a program (i.e. have a strategy first) before we apply it to regulations.
- Myrt – Land Use committee has been talking about this as it pertains to view sheds.
- Example is that Lakeside has lost its view of the lake from the downtown area due to buildings.
- Bob – Approach that was taken in Jackson Wyoming was that they identified specific image setting vistas and they filmed and analyzed each of those vistas and determined what it was that made that vista unique and what could and could not be done within that vista.
- Diana – we need to protect the ridgeline views.
- Guy Foy – How much of this will be communicated to the public to get them on board with these ideas?
- Bob – on informing the public –the community has communicated to us what they want (e.g. ridge lines, view sheds protected, etc.) and he submits that we should write it into subdivision regulations. The way we'd like to establish gateways in WF is to enter into a

local agreement or separate agreement with Flathead County for joint review and cooperative planning in those areas.

- Pam – if we have areas that are not currently zoned should the land use committee put those on a high priority list and revisit the zoning for these areas? When you look at highway 2 – we’re quickly running out of opportunities. Are we soon going to lose those view sheds? If areas aren’t zoned, we are apt to quickly lose the opportunity on our main thoroughfares.
- Jeff – We need to get to the point where development along the highways looks appealing. How do we get there? Highway corridors are a high priority in his department – how do we provide a framework that ensures that development is performed in a way that takes these desires in to consideration.
- Gary – Designate a corridor where the majority of the home owners on that corridor define a plan for that corridor.

Other business for good of the order:

- The web page needs to be updated. Myrt advised that Andrea has submitted updates to the group that maintains the website, but it hasn’t been updated yet.
- Diana recommends that Myrt, Diana, Cara, and Gary convene to review issues around the website (archiving). When minutes are approved they should be posted.
- Next meeting **June 14th**. (We’ll skip July and August).

Task Force Member Comment Period

- Bob – last night WF task force voted to pass on the working draft to the planning board.

Public Comment Period

- Chuck Seiler – is part of a group who establishes bike paths. Wanted to let the group know that they are very interested in promoting bike paths around Kalispell.

Adjourn

Meeting adjourned at 5:33 p.m.